

Planning Board Meeting
March 13, 2005

The Board chairperson called the meeting to order at 7:00 PM March 13, 2005.

Board members present were: Martha Morrison, chair, Gregor Smith, Jan Ablon, James Decoulos and Steve Whelan, clerk. Kathleen O'Donnell was present as town counsel from the firm of Kopelman and Page.

Kathleen began the meeting by introducing her recommended draft for revisions to the Elderly Housing District by-law. She prefaced her remarks by stating that she attempted to amend the By-Law so that it fits the general purpose as intended and it is not specific to the instance of 120 High Street and Hickory Beech Development.

Counsel walked the Board through the recommended changes to the existing By-Law and while she was aware of the drafts made by Mr. Johnson, felt that the Board need to take a more general view keeping in mind that future applicants may also come before the Board. The Board agreed with such and approach.

Discussion seemed to center around issues of controlling the process and who will ultimately be living in the elderly housing district. After some discussion, it was agreed that restrictions on residents, issues like rental of units and other such items can be part of the regulations. The By-Law must general define the process to create the district and what requirements the applicant must meet in order to consider whether the Town should create the district at Town Meeting.

Members discussed whether the proposed district must come off of an existing or a proposed road. No vote was taken on this issue.

Mr. Smith proposed that the ratio of open space to buildable area should be equal i.e. 50% open space and 50% of the upland area can have dwelling units and accessory building.

After review of the suggested changes, two issues remained which need to be voted on at the next meeting Wednesday March 16, 2005. They are:

1. Shall the Town or the Board accept a buy-out from the developer in lieu of building affordable housing units.
2. Should the Board allow such a buy out, and, if so, what would be a proper calculation or formula to compute the amount the developer must pay.

Ms. O'Donnell concluded her presentation and the Board will receive a copy of the final draft of this zoning change for voting at the next meeting.

Chairperson then indicated that a previous discussion relating to "accessory uses" and the keeping of farm animals will be handled by the Board of Health. We will still consider the Right To Farm By Law but this will be handled by BOH.

Martha reminded us of other matters that we also must consider at the next meeting which included: Accessory Uses, Buildable Land definition, Scenic Gateway By-Law, Phased Growth, and changes to uses in Business Park and Business Highway.

As the hour was late, a motion to adjourn was made and seconded.

Respectfully submitted:

Steve Whelan, Clerk